

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Fire

Member: Albert Weber
828-5875

Project Name: Summit Properties

Case #: 150-R-00

Date: 7-24-01

Comments:

- 1) Chapter 51 of the SFBC applies to this project.
- 2) Ground level parking requires legal exits doors at permit phase. Gated ramps do not comply.
- 3) The exits must discharge to blue sky. See 3109 SFBC. Must be resolve for DRC since the foundation could be affected.
- 4) 3109 SFBC requires access to the smoke proof enclosures at all floor levels. This should be resold at permit phase.
- 5) Public elevators may not discharge directly into the parking level at grade. Rated corridors/lobby required to the exterior.
- 6) Stair access required for fire fighters from current lobby. This can be accomplished at permit phase.
- 7) Vestibules will be required for the stair entrances in the parking levels unless these levels are designed as an open air-parking garage. Please specify.
- 8) All required exits must be smoke proof enclosures and access the roof to reach an alternate stair. See 3109 SFBC.
- 9) The residential levels require an additional stair. The travel distances exceed 18-2.6 of NFPA 101. This item must be resolved prior to DRC approval.
- 10) Civil site plans required showing fire main, hydrants, FDC's and DDC.
- 11) Flow test required.
- 12) A meeting may be required to discuss the above comments. Call 828-5223 for appointment.

DRC

SITE PLAN REVIEW AND COMMENT

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Summit Properties

Case #: 150-R-00

Date: July 24, 2001

Comments:

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Kenneth Haberer, (919) 524-8783; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
828-5123

Project Name: Summit Properties
420 Apts./3900 s.f. retail
Site Plan Review

Case #: 150-R-00

Date: July 24, 2000

Comments:

1. Provide drainage design and calculations certified by a Florida licensed engineer demonstrating minimum water quality and quantity retention/detention complying with the Broward Co. Department of Planning and Environmental Protection Pollution Control Manual (Chapter 27). The site development shall retain at least the first 1-inch over the site area or 2.5 inches over the impervious area, whichever is greater for minimum quality pretreatment and additional quantity volumes in accordance with the South Florida Water Management District's Permitting Criteria (Vol. 4).
2. The engineer has requested authorization to connect to City's storm water system (36-inch RCP along Federal Highway), discharging in excess of 6 cfs. Approval of any additional storm water discharge to the City's system must be authorized by the City Engineer (Hector Castro, P.E.). The engineer shall design as much on site storage as possible prior to discharging to the City's system. Some options for doing so are as follows:
 - a. Expand the design of exfiltration trench to increase capacity and reduce the rate of discharge required. Several other projects have utilized manifolded exfiltration trenches to expand storage capacity. This method could be implemented in the northern region of this site.
 - b. The drainage/percolation well detail indicates 600 gpm/ft of capacity is anticipated. It is possible this rate of discharge is conservative and that as much as 1000 to 2000 gpm/ft. of head is possible, thereby reducing the amount of discharge required.
 - c. After additional review the Engineering Department may allow certain off-site discharge but only after the engineer has demonstrated retention of as much storage as reasonably possible.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

3. A traffic review shall be completed by the City and our Traffic Engineering Consultant (Kittelsohn & Associates, Inc.). This review shall update the present design conditions and resolve traffic concerns and conclusions shall be resolved prior the the Planning & Zoning Board review of the project. This review shall also evaluate circulation characteristics on site and within all levels of the parking structure.
4. Please explain why proposed parallel parking is shown through the access opening on south side of Las Olas Blvd. at Las Olas City Center?
5. Resolve all other impacted public metered parking spaces surrounding this site. This entails reviewing with Doug Gottshall/Parking Mgr. the number of spaces to be impacted and resolving the replacement per City's standards.
6. Review all access openings and determine if any conflicts exist with power or light poles. Any relocation of these items shall require a separate engineering permit (to be permitted with road and utility improvements).
7. The S.E. 2 Street striping plan (sheet CE-5) will require additional review. This plan appears to invite conflict with opposing turning movements in the center lane.
8. The striping of the south-bound north access aligning with S.E. 5 Avenue requires a permissive through lane. Sheet CE-3 appears to indicate only a right or left turn is allowed. Please explain why? It would appear that the east lane would align better for the through movement but this should be reviewed by the Traffic Consultants.
9. A valley gutter shall be provided across all accesses to public rights of way.
10. The engineer is advised to obtain City's record drawing and certification requirements (As-Builts, recording documents, and review procedures required in acceptance of these documents) well prior to construction during the engineering permit phase. These are available from Elkin Diaz at the One Stop Shop.
11. All fire hydrants down stream of the DDCV assembly are to be painted orange and indicate as "Private" as these hydrants are to be maintained by the property owner, because they are not located in the right of way.
12. The engineer shall indicate all existing water and wastewater services to the existing site which will not be utilized for the proposed site and call for the abandonment of them at the service main within the contract for the engineering permit.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

13. It appears that the proposed 15x15 foot utility easement proposed for the meter vault is overlapping an existing easement. Please provide an easement described to be contiguous with the existing easement if possible.
14. Sheet CE-7 appears to feature two connections of the storm water drainage system to the sanitary sewer system near S.E. 2 Street. These connections must be eliminated.
15. A staging and storage construction plan shall be incorporated into the plan sets to identify how construction operations will be managed in accordance with City's Mitigation Policies.
16. A photometric plan for lighting of site parking and garage (all levels) is required per Section 47-20.14/ULDR.
17. Indicate all stop signs and bars and signage required in garage and cross movements.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Summit Properties

Case #: 150-R-00

Date: 7/24/01

Comments:

1. Discuss requirement for additional right-of-way along Federal Highway with Engineering.
2. Dimension parking spaces adjacent to garage columns must maintain 8'8" x 18' clear in accordance 47-20.11.
3. Delineate loading zones in accordance with section 47-20.6.
4. Discuss dead end parking with Engineering as to compliance with section 47-20.5.C.3.
5. Provide a narrative of how the proposed project complies with 47-13.20 section by section.
6. Provide design details for aluminum frame work for garage openings.
7. Additional comments may be forthcoming a DRC meeting.

DRC
SITE PLAN REVIEW AND COMMENT
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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Summit Properties

Case #: 150-R-00

Date: 7/24/01

Comments:

Reference previously submitted comments. However, additional comments may be made at meeting.

DRC

SITE PLAN REVIEW AND COMMENT

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Division: Planning

Member: Angela Csinsi
828-5984

Project Name: Summit Properties

Case #: 150-R-00

Date: July 24, 2001

Comments:

Request: This proposal is for a 420-unit apartment complex with a three level parking garage, located within the Downtown RAC-CC, City Center Zoning District.

1. This proposal is subject to ULDR Secs. 47-13.20, 47-13.20.K RAC District Street Requirements, and is subject to a 30-day, City Commission Request for Review upon preliminary DRC approval. Federal Highway is considered an image street between NE 6th St. and SE 2nd St. Provide a narrative stating how this project meets the image street requirements of Sec. 47-13.20.G.2.
2. Provide a text narrative prior to preliminary Final DRC sign-off to include: unit types, health club operations (private and/or public), maintenance operations, retail operations, security system, any ATM locations, solid waste system, outdoor/ rooftop and garage lighting, loading/service systems, and parking systems. Also, the proposed operation, maintenance and servicing of the building, the use of all rooftop areas for parking or as recreation or open spaces, the anticipated hours of operation, delivery systems, taxi stands, any outdoor public address systems and all other aspects of the design and operations of the proposed complex.
3. Discuss what changes are proposed for the surface parking lot that is adjacent to the west of the site. Are there outstanding parking obligations to any of the surrounding uses? This lot is part of the development site and must meet all ULDR requirements. For instance, the current lot does not meet the setback of the vehicular use area from Federal Highway.
4. In a letter dated June 21, 2001 from Doug Gottshall, Parking & Central Services Manager, twenty-two spaces will be removed. Discuss where these spaces will be replaced or if the applicant proposes to pay an annual fee to the City's Parking Fund.
5. On Sheet A.2, show details of the service road and dimension to the centerline of Federal Highway. Also on Sheet A.2, show the percent slope of all ramps.
6. Are there any site furnishings proposed for SE 2nd Street? If so, show details on Sheet A.2 and elevations.

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

7. A sidewalk café is shown on the rendering. Is this use proposed?
8. On the Site Massing Plan, the curb lines do not line up. Please adjust. Also show the proposed entrance/exit of the Las Olas City Center on this plan.
9. Indicate the mass outlines of all structures adjacent to the site on a site plan and on all elevations and sections. Include outlines for the proposed parking garage, Broward Financial Center, the Bank of America Building, the SunTrust Bank Building and the recently approved Las Olas City Center. Also show all curbs of adjacent streets on all elevations.
10. Construction trailer locations are shown on Sheet A.2b. If elevations of these trailers are provided prior to Final DRC, then a separate application for their approval will NOT be required. Will a sales trailer be located on site? If so, provide the location and elevations if the applicant wants to avoid additional review by separate application.
11. Indicate all ground level and rooftop mechanical equipment on the site, rooftop and landscape plans, and indicate the size and height of each piece of equipment.
12. Should this application be requested for review by the City Commission, full renderings and color and material boards will be required. Also required for City Commission review on sites within the Downtown RAC: 2 oblique aerial drawings from opposing views which indicate the mass outline of all proposed structure(s) and the outlines of adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric, perspective or axonometric drawing of the site and the surrounding adjacent area.
13. Provide a detail of the screening proposed at the garage openings. It is not clear from the elevations. Also show location of all mechanical ventilation or exhaust vents that may be proposed for the garage or the residential buildings.
14. Provide a letter from a traffic consultant describing the changes in traffic patterns resulting from the new garage locations and loading areas to update the traffic impact study.
15. It is advised that plans for this proposal be discussed with the Downtown Development Authority for their consideration.
16. Provide responses within ninety days or additional DRC review may be required.
17. Additional comments may be forthcoming.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Police

Member: Det. Nate Jackson
Office-954-759-6422
Pager- 954-877-7875

Project Name: Summit Properties

Case #: 150-R-00

Date: July 24, 2001

Comments:

1. Will CCTV be employed in the garages?
2. What security measures are exercised at stairwells?
3. Is access to parking garage for residents electronically or manual or both?
4. Will there be any form of annunciators installed in convenience locations in the garages for emergency purposes.
5. Recommend CCTV in the recreation area.
6. Additional questions may be presented at the review.